

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 10-1295

Indexing Instructions: Lot 197, Part 10, Summerwood Subdivision,
in Sec 22, T1S, R7W, PB 25, Page 28, DeSoto County, Mississippi

GRANTOR:
Kevin T. Baker
8925 Deer Creek Ln.
Olive Branch, MS 38654
HOME: 901-493-6694
WORK: N/A

GRANTEES
Kevin T. Baker and Donna Baker
8925 Deer Creek Ln.
Olive Branch, MS 38654
HOME: 662-393-9540
WORK: N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kevin T. Baker** does hereby sell, convey and warrant unto **Kevin T. Baker and Donna Baker, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 197, Part 10, SUMMERWOOD SUBDIVISION, in Section 22, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 25, Page 28, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 1075-2210.0-00197.00

Property Address: 8925 Deer Creek Lane, Olive Branch, MS 38654

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by him.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS MY SIGNATURE, on this 15th day of October, 2010.

 (SEAL)
Kevin T. Baker

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Kevin T. Baker** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15th day of October, 2010.



Notary Public

(SEAL)

My Commission Expires

